029.0	0002	0007.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	847,300 /	847,300
USE VALUE:	847,300 /	847,300
ASSESSED:	847,300 /	847,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOWE ROBERT & NANCY D / TRS
Owner 2:	ROBERT A LOWE TRUST
Owner 3:	NANCY D LOWE TRUST
Street 1:	22 HARLOW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOWE ROBERT A/ETAL -
Owner 2:	LOWE NANCY D -
Street 1:	22 HARLOW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .178 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Vinyl Exterior and 1774 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7753.000	319,900	5,300	522,100	847,300
Total Card	0.178	319,900	5,300	522,100	847,300
Total Parcel	0.178	319,900	5,300	522,100	847,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.68 | /Parcel: 477.68

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	19820
GIS Ref	
GIS Ref	
Insp Date	08/11/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 029.0-0002-0007.B

!2398!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	319,900	5300	7,753.	522,100	847,300		Year end	12/23/2021
2021	101	FV	310,400	5300	7,753.	522,100	837,800		Year End Roll	12/10/2020
2020	101	FV	310,300	5300	7,753.	522,100	837,700	837,700	Year End Roll	12/18/2019
2019	101	FV	246,600	5400	7,753.	554,700	806,700	806,700	Year End Roll	1/3/2019
2018	101	FV	246,600	5400	7,753.	404,600	656,600	656,600	Year End Roll	12/20/2017
2017	101	FV	246,600	5400	7,753.	352,400	604,400	604,400	Year End Roll	1/3/2017
2016	101	FV	246,600	5400	7,753.	300,200	552,200	552,200	Year End	1/4/2016
2015	101	FV	240,700	5400	7,753.	293,700	539,800	539,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:26:26

LAST REV

Date	Time
11/26/19	09:42:03
jorourke	

USER DEFINED

Prior Id # 1:	19820
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2398

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOWE ROBERT A/E	73545-258	1	10/29/2019	Convenience	99	No	No		
ROSS PATRICIA/E	25060-171		12/15/1994		235,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2017	1569	Manual	8,158	C				
6/14/1996	258		1,000					11X25 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/15/2009	Meas/Inspect	189	PATRIOT
2/17/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7753		Sq. Ft.	Site		0	80.	0.84	1									522,075						522,100	

Total AC/HA:	0.17798	Total SF/SM:	7753	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	522,075	Spl Credit		Total:	522,100

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33807337
Const Adj.:	1.02514994
Adj $ / SQ:	178.324
Other Features:	90500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463559
Depreciation:	143703
Depreciated Total:	319856

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

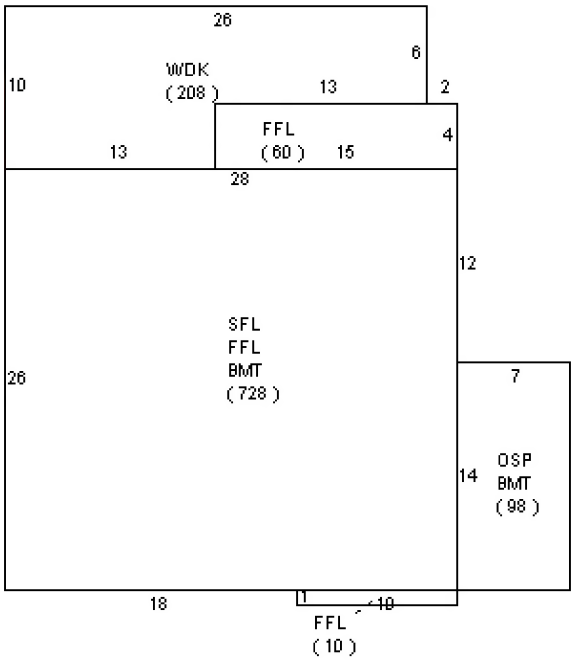
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	196.16
Special Features:	0	Val/Su Net:	120.35
Final Total:	319900	Val/Su SzAd	209.63

SKETCH



SUB AREA

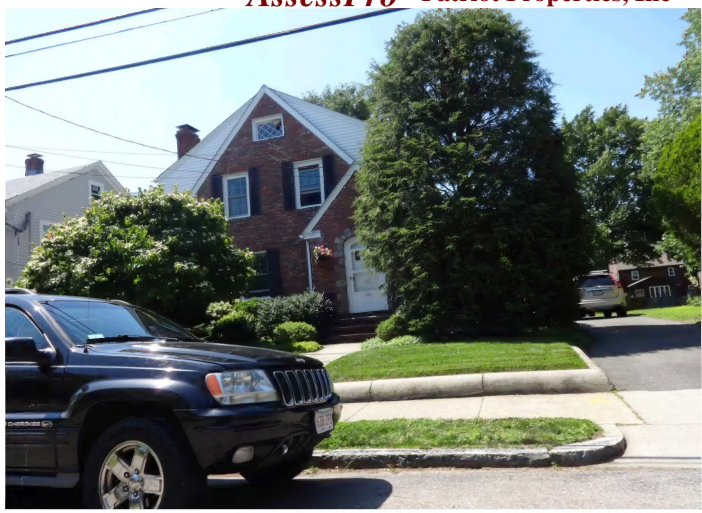
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	826	63.930	52,806
FFL	First Floor	798	178.320	142,303
SFL	Second Floor	728	178.320	129,820
WDK	Deck	208	11.080	2,305
OSP	Screen Porch	98	37.590	3,684
	Net Sketched Area:	2,658	Total:	330,918
Size Ad	1526	Gross Area	2658	FinArea 1774

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0002-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1935	21.58	T	40	101			4,900			4,900
19	Patio	D	Y	1	14X10	A	AV	1975	4.93	T	35.2	101			400			400

More: N	Total Yard Items:	5,300	Total Special Featues:		Total: 5,300